

Emerald Park Unit Four (REVISED)

City of El Paso — City Plan Commission — 4/5/2018

SUSU18-00014 — Major Combination



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: Hunt Emeralds, LLC

REPRESENTATIVE: TRE & Associates, LLC

LOCATION: South of Eastlake and East of I-10, ETJ

ACREAGE: 33.930

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A The applicant is requesting the following modification request:
1. To allow for a character count greater than thirteen (13).
This is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.

RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Pending Approval with conditions

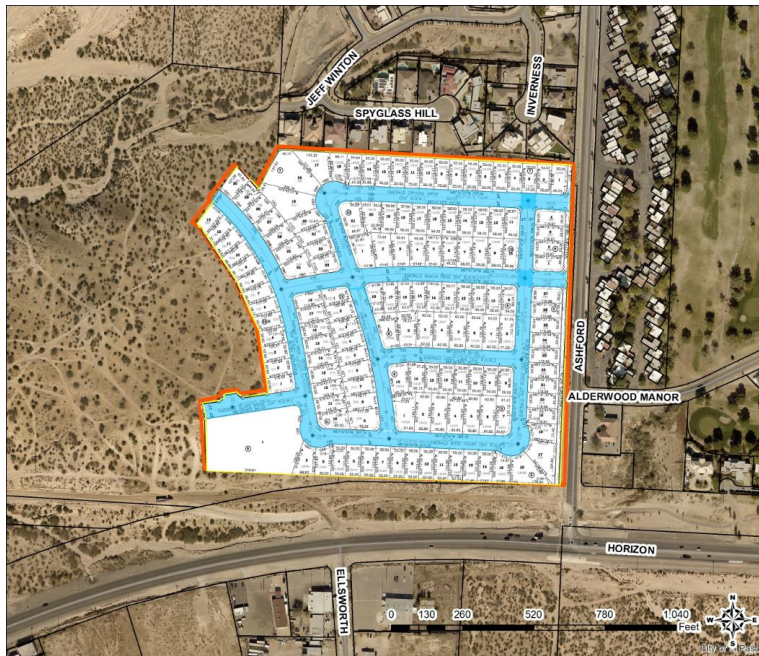
SUMMARY OF REQUEST: The applicant proposes to subdivide 33.930 acres of land into 145 single-family residential lots and a 1.847-acre storm water pond within the City's Extraterritorial Jurisdiction. Primary access to the proposed subdivision will be provided via Horizon Boulevard and Ashford Road; however, there is no proposed direct access from Horizon Boulevard. The applicant is dedicating 16' of right-of-way along Ashford and including an 8' bicycle path within the parkway.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Emerald Park Unit Four on a major combination basis subject to the following conditions and requirements:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.
- Include a note on the final plat stating that a temporary turnaround easement will be provided for Emerald Sun Drive and that the temporary turnaround easement be executed and referenced on the final plat prior to recordation in order to comply with Section 19.16.020.C. of the former subdivision code.

Planning staff's recommendation is **PENDING** of Emerald Park Unit Four on a major combination basis, due to the following outstanding issues:

- Submittal of revised plats addressing all red lines.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following modification request:

1. To allow for a character count greater than thirteen (13). This is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.

The applicant does meet the criteria under Section 19.04.170.A.3 of the former subdivision code, A-3. *The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.*

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	No, the applicant is only proposing single-family detached homes.

2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	No, the proposed subdivision will only provide single-family residential housing.
2.3.2.a.: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is proposing two connections to an existing street, Ashford.

NEIGHBORHOOD CHARACTER: Subject property is located in the City of El Paso's extraterritorial jurisdiction and not within the path of annexation. Properties adjacent to the subject property are residential developments. The nearest school is Col. John O. Ensor Middle School (0.53 miles). The nearest park is Ranchos Del Sol (7.50 miles). The subject property is not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees. "This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to proposed subdivision.

Pending subject to the following:

- ~~Submittal of revised plats addressing all red lines.~~

PLAT EXPIRATION:

This application will expire on April 5, 2021. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Preliminary plat
2. Final plat
3. Modification Request
4. Application
5. Department Comments

ATTACHMENT 1



EMERALD PARK
UNIT FOUR

A PORTION OF CD STEWART SURVEY NO. 320
EL PASO COUNTY, TEXAS
CONTAINING 33.980 ACRES ±

Cont. Table

Block #	Lot #	Area	Block #	Lot #	Area	Block #	Lot #	Area	Block #	Lot #	Area	Block #	Lot #	Area		
1	8043.00	1	21	8434.42	7	8037.00	9	8034.12	10	7	8032.00	11	8031.00	12	8030.00	
2	8028.81	2	22	8434.09	7	8036.42	8	8031.72	9	8	8028.00	10	8	8027.00	11	8026.00
3	8028.81	3	23	8434.19	7	8037.48	8	8032.81	9	9	8029.00	10	9	8028.00	11	8027.00
4	8028.81	4	24	8434.17	7	8038.47	8	8033.84	9	10	8030.00	11	10	8029.00	12	8028.00
5	8028.81	5	25	8434.17	7	8039.47	8	8034.84	9	11	8031.00	12	11	8030.00	13	8029.00
6	8028.81	6	26	8434.17	7	8040.47	8	8035.84	9	12	8032.00	13	12	8031.00	14	8030.00
7	8028.81	7	27	8434.17	7	8041.47	8	8036.84	9	13	8033.00	14	13	8032.00	15	8031.00
8	8028.81	8	28	8434.17	7	8042.47	8	8037.84	9	14	8034.00	15	14	8033.00	16	8032.00
9	8028.81	9	29	8434.17	7	8043.47	8	8038.84	9	15	8035.00	16	15	8034.00	17	8033.00
10	8028.81	10	30	8434.17	7	8044.47	8	8039.84	9	16	8036.00	17	16	8035.00	18	8034.00
11	8028.81	11	31	8434.17	7	8045.47	8	8040.84	9	17	8037.00	18	17	8036.00	19	8035.00
12	8028.81	12	32	8434.17	7	8046.47	8	8041.84	9	18	8038.00	19	18	8037.00	20	8036.00
13	8028.81	13	33	8434.17	7	8047.47	8	8042.84	9	19	8039.00	20	19	8038.00	21	8037.00
14	8028.81	14	34	8434.17	7	8048.47	8	8043.84	9	20	8040.00	21	20	8039.00	22	8038.00
15	8028.81	15	35	8434.17	7	8049.47	8	8044.84	9	21	8041.00	22	21	8040.00	23	8039.00
16	8028.81	16	36	8434.17	7	8050.47	8	8045.84	9	22	8042.00	23	22	8041.00	24	8040.00
17	8028.81	17	37	8434.17	7	8051.47	8	8046.84	9	23	8043.00	24	23	8042.00	25	8041.00
18	8028.81	18	38	8434.17	7	8052.47	8	8047.84	9	24	8044.00	25	24	8043.00	26	8042.00
19	8028.81	19	39	8434.17	7	8053.47	8	8048.84	9	25	8045.00	26	25	8044.00	27	8043.00
20	8028.81	20	40	8434.17	7	8054.47	8	8049.84	9	26	8046.00	27	26	8045.00	28	8044.00
21	8028.81	21	41	8434.17	7	8055.47	8	8050.84	9	27	8047.00	28	27	8046.00	29	8045.00
22	8028.81	22	42	8434.17	7	8056.47	8	8051.84	9	28	8048.00	29	28	8047.00	30	8046.00
23	8028.81	23	43	8434.17	7	8057.47	8	8052.84	9	29	8049.00	30	29	8048.00	31	8047.00
24	8028.81	24	44	8434.17	7	8058.47	8	8053.84	9	30	8050.00	31	30	8049.00	32	8048.00
25	8028.81	25	45	8434.17	7	8059.47	8	8054.84	9	31	8051.00	32	31	8050.00	33	8049.00
26	8028.81	26	46	8434.17	7	8060.47	8	8055.84	9	32	8052.00	33	32	8051.00	34	8050.00
27	8028.81	27	47	8434.17	7	8061.47	8	8056.84	9	33	8053.00	34	33	8052.00	35	8051.00
28	8028.81	28	48	8434.17	7	8062.47	8	8057.84	9	34	8054.00	35	34	8053.00	36	8052.00
29	8028.81	29	49	8434.17	7	8063.47	8	8058.84	9	35	8055.00	36	35	8054.00	37	8053.00
30	8028.81	30	50	8434.17	7	8064.47	8	8059.84	9	36	8056.00	37	36	8055.00	38	8054.00
31	8028.81	31	51	8434.17	7	8065.47	8	8060.84	9	37	8057.00	38	37	8056.00	39	8055.00
32	8028.81	32	52	8434.17	7	8066.47	8	8061.84	9	38	8058.00	39	38	8057.00	40	8056.00
33	8028.81	33	53	8434.17	7	8067.47	8	8062.84	9	39	8059.00	40	39	8058.00	41	8057.00
34	8028.81	34	54	8434.17	7	8068.47	8	8063.84	9	40	8060.00	41	40	8059.00	42	8058.00
35	8028.81	35	55	8434.17	7	8069.47	8	8064.84	9	41	8061.00	42	41	8060.00	43	8059.00
36	8028.81	36	56	8434.17	7	8070.47	8	8065.84	9	42	8062.00	43	42	8061.00	44	8060.00
37	8028.81	37	57	8434.17	7	8071.47	8	8066.84	9	43	8063.00	44	43	8062.00	45	8061.00
38	8028.81	38	58	8434.17	7	8072.47	8	8067.84	9	44	8064.00	45	44	8063.00	46	8062.00
39	8028.81	39	59	8434.17	7	8073.47	8	8068.84	9	45	8065.00	46	45	8064.00	47	8063.00
40	8028.81	40	60	8434.17	7	8074.47	8	8069.84	9	46	8066.00	47	46	8065.00	48	8064.00
41	8028.81	41	61	8434.17	7	8075.47	8	8070.84	9	47	8067.00	48	47	8066.00	49	8065.00
42	8028.81	42	62	8434.17	7	8076.47	8	8071.84	9	48	8068.00	49	48	8067.00	50	8066.00
43	8028.81	43	63	8434.17	7	8077.47	8	8072.84	9	49	8069.00	50	49	8068.00	51	8067.00
44	8028.81	44	64	8434.17	7	8078.47	8	8073.84	9	50	8070.00	51	50	8069.00	52	8068.00
45	8028.81	45	65	8434.17	7	8079.47	8	8074.84	9	51	8071.00	52	51	8070.00	53	8069.00
46	8028.81	46	66	8434.17	7	8080.47	8	8075.84	9	52	8072.00	53	52	8071.00	54	8070.00
47	8028.81	47	67	8434.17	7	8081.47	8	8076.84	9	53	8073.00	54	53	8072.00	55	8071.00
48	8028.81	48	68	8434.17	7	8082.47	8	8077.84	9	54	8074.00	55	54	8073.00	56	8072.00
49	8028.81	49	69	8434.17	7	8083.47	8	8078.84	9	55	8075.00	56	55	8074.00	57	8073.00
50	8028.81	50	70	8434.17	7	8084.47	8	8079.84	9	56	8076.00	57	56	8075.00	58	8074.00
51	8028.81	51	71	8434.17	7	8085.47	8	8080.84	9	57	8077.00	58	57	8076.00	59	8075.00
52	8028.81	52	72	8434.17	7	8086.47	8	8081.84	9	58	8078.00	59	58	8077.00	60	8076.00
53	8028.81	53	73	8434.17	7	8087.47	8	8082.84	9	59	8079.00	60	59	8078.00	61	8077.00
54	8028.81	54	74	8434.17	7	8088.47	8	8083.84	9	60	8080.00	61	60	8079.00	62	8078.00
55	8028.81	55	75	8434.17	7	8089.47	8	8084.84	9	61	8081.00	62	61	8080.00	63	8079.00
56	8028.81	56	76	8434.17	7	8090.47	8	8085.84	9	62	8082.00	63	62	8081.00	64	8080.00
57	8028.81	57	77	8434.17	7	8091.47	8	8086.84	9	63	8083.00	64	63	8082.00	65	8081.00
58	8028.81	58	78	8434.17	7	8092.47	8	8087.84	9	64	8084.00	65	64	8083.00	66	8082.00
59	8028.81	59	79	8434.17	7	8093.47	8	8088.84	9	65	8085.00	66	65	8084.00	67	8083.00
60	8028.81	60	80	8434.17	7	8094.47	8	8089.84	9	66	8086.00	67	66	8085.00	68	8084.00
61	8028.81	61	81	8434.17	7	8095.47	8	8090.84	9	67	8087.00	68	67	8086.00	69	8085.00
62	8028.81	62	82	8434.17	7	8096.47	8	8091.84	9	68	8088.00	69	68	8087.00	70	8086.00
63	8028.81	63	83	8434.17	7	8097.47	8	8092.84	9	69	8089.00	70	69	8088.00	71	8087.00
64	8028.81	64	84	8434.17	7	8098.47	8	8093.84	9	70	8090.00	71	70	8089.00	72	8088.00
65	8028.81	65	85	8434.17	7	8099.47	8	8094.84	9	71	8091.00	72	71	8090.00	73	8089.00
66	8028.81	66	86	8434.17	7	8100.47	8	8095.84	9	72	8092.00	73	72	8091.00	74	8090.00
67	8028.81	67	87	8434.17	7	8101.47	8	8096.84	9	73	8093.00	74	73	8092.00	75	8091.00
68	8028.81	68	88	8434.17	7	8102.47	8	8097.84	9	74	8094.00	75	74	8093.00	76	8092.00
69	8028.81	69	89	8434.17	7	8103.47	8	8098.84	9	75	8095.00	76	75	8094.00	77	8093.00
70	8028.81	70	90	8434.17	7	8104.47	8	8099.84	9	76	8096.00	77	76	8095.00	78	8094.00
71	8028.81	71	91	8434.17	7	8105.47	8	8100.84	9	77	8097.00	78	77	8096.00	79	8095.00
72	8028.81	72	92	8434.17	7	8106.47	8	8101.84	9	78	8098.00	79	78	8097.00	80	8096.00
73	8028.81	73	93	8434.17	7	8107.47	8	8102.84	9	79	8099.00	80	79	8098.00	81	8097.00
74	8028.81	74	94	8434.17	7	8108.47	8	8103.84	9	80	8100.00	81	80	8099.00	82	8098.00
75	8028.81	75	95	8434.17	7	8109.47	8	8104.84	9	81	8101.00	82	81	8100.00	83	8099.00
76	8028.81	76	96	8434.17	7	8110.47	8	8105.84	9	82	8102.00	83	82	8101.00	84	8100.00
77	8028.81	77	97	8434.17	7	8111.47	8	8106.84	9	83	8103.00	84	83	8102.00	85	8101.00
78	8028.81	78	98	8434.17	7	8112.47	8	8107.84	9	84	8104.00	85	84	8103.00	86	8102.00
79	8028.81	79	99	843												

ATTACHMENT 2

PLAT NOTES AND INSTRUCTIONS

1. EASEMENTS ARE BASED ON THE TEXAS STATE PLAT COMPASSION EASEMENT ACT, THIS EASEMENT, NAME:
2. THE SUBDIVISION IS WITHIN A ZONING DISTRICT OF "R-1" AND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF EL PASO, TEXAS.
3. THE SUBDIVISION IS WITHIN A ZONING DISTRICT OF "R-1" AND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF EL PASO, TEXAS.
4. THE SUBDIVISION IS WITHIN A ZONING DISTRICT OF "R-1" AND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF EL PASO, TEXAS.

PLAT INSTRUCTIONS

1. THE SUBDIVISION IS WITHIN A ZONING DISTRICT OF "R-1" AND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF EL PASO, TEXAS.
2. THE SUBDIVISION IS WITHIN A ZONING DISTRICT OF "R-1" AND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF EL PASO, TEXAS.
3. THE SUBDIVISION IS WITHIN A ZONING DISTRICT OF "R-1" AND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF EL PASO, TEXAS.
4. THE SUBDIVISION IS WITHIN A ZONING DISTRICT OF "R-1" AND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF EL PASO, TEXAS.

Gene #	LENGTH	MAJUS	MINUS	CHORO	DIRECTION	CHORO LENGTH
C133	100.0	100.0	100.0	0.027292		100.00
C134	43.1	67.0	100.0	0.027494		43.1
C135	60.1	67.0	100.0	0.027536		60.09
C136	60.1	67.0	100.0	0.027536		60.1
C137	60.2	67.0	100.0	0.027540		60.1
C138	60.2	67.0	100.0	0.027540		60.2
C139	59.8	67.0	100.0	0.027550		59.87
C140	60.4	67.0	100.0	0.027550		60.3
C141	20.9	93.0	100.0	0.007141		20.9
C142	67.2	67.0	100.0	0.007141		67.0
C143	67.0	93.0	100.0	0.007097		67.0
C144	67.0	93.0	100.0	0.007097		67.0
C145	67.2	93.0	100.0	0.007141		67.0
C146	67.2	93.0	100.0	0.007141		67.0
C147	93.0	67.0	100.0	0.007141		93.0
C148	93.0	67.0	100.0	0.007141		93.0
C149	93.0	67.0	100.0	0.007141		93.0
C150	93.0	67.0	100.0	0.007141		93.0
C151	459.3	865.0	1000.0	0.007354		454.86

Line	Label	Line	Label	Line	Label			
L1	54.00	N026.20.76	L16	66.00	S100.39.76	L31	64.00	S100.39.76
L2	54.00	N026.20.76	L17	11.60	S100.39.76	L32	4.00	S100.39.76
L3	54.00	N026.20.76	L18	83.04	S100.39.76	L33	6.00	S100.39.76
L4	30.00	N026.40.07	L19	44.61	S100.39.76	L34	6.00	S100.39.76
L5	40.00	N026.40.07	L20	1.00	S100.39.76	L35	6.00	S100.39.76
L6	103.00	N026.50.96	L21	51.08	S101.32.76	L36	6.00	S100.39.76
L7	54.00	N026.50.96	L22	50.81	S101.32.76	L37	6.00	S100.39.76
L8	107.00	N026.50.96	L23	56.88	S101.32.76	L38	9.00	S100.39.76
L9	11.60	S00.42.07	L24	35.01	S100.39.76	L39	9.00	S100.39.76
L10	39.04	S00.42.07	L25	32.16	S00.42.07	L40	7.00	S100.39.76
L11	19.40	S100.39.76	L26	96.00	S00.42.07	L41	96.00	S00.42.07
L12	76.97	N02.10.76	L27	96.00	S00.42.07	L42	96.00	S00.42.07
L13	76.96	N02.10.76	L28	46.87	S00.42.07	L43	46.87	S00.42.07
L14	76.97	N02.10.76	L29	46.87	S00.42.07	L44	46.87	S00.42.07
L15	86.18	S00.72.06	L30	14.13	S100.39.76	L45	46.87	S100.39.76
L16	86.18	S00.72.06	L31	14.13	S100.39.76	L46	46.87	S100.39.76
L17	77.78	N026.50.96	L32	42.76	S11.12.84	L47	42.76	S11.12.84
L18	92.13	N026.50.96	L33	42.76	S11.12.84	L48	42.76	S11.12.84
L19	60.72	S100.07.00	L34	72.88	S12.01.76	L49	72.88	S12.01.76
L20	100.18	S100.07.00	L35	33.03	S12.01.76	L50	33.03	S12.01.76
L21	44.26	S00.60.24	L36	21.40	S11.12.76	L51	21.40	S11.12.76
L22	58.26	N026.50.96	L37	30.66	S11.12.76	L52	30.66	S11.12.76
L23	89.39	S00.05.07	L38	28.42	S11.12.41	L53	28.42	S11.12.41
L24	54.75	N02.50.96	L39	33.70	S11.12.41	L54	33.70	S11.12.41

[illegible]

SHEET 2 OF 2

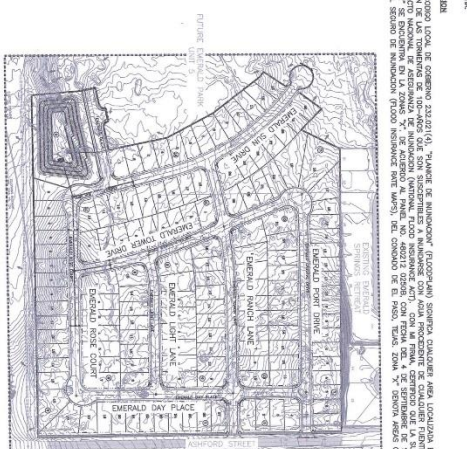
EMERALD PARK UNIT FOUR

[illegible][illegible]

SISTEMA DE MANEJO, ASESORIA, CONTROL Y EVALUACIÓN DE RIESGO DE CONTAMINACIÓN

PRINCIPIO Y METODOLOGÍA DEL PROCESO DE IDENTIFICACIÓN, EVALUACIÓN, SELECCIÓN, MONITORIO Y CONTROL DEL RIESGO DE CONTAMINACIÓN EN EL MANEJO DE RESIDUOS SÓLIDOS EN LA ZONA DE LA SIERRA DE LA NEBLINA, MUNICIPIO DE SAN CARLOS, ESTADO DE CUNDINAMARCA, COLOMBIA

RESUMEN: El presente artículo describe el desarrollo de un sistema de manejo, asesoría, control y evaluación de riesgo de contaminación en el manejo de residuos sólidos en la zona de la Sierra de la Neblina, municipio de San Carlos, Estado de Cundinamarca, Colombia. El sistema de manejo, asesoría, control y evaluación de riesgo de contaminación se desarrolló en la zona de la Sierra de la Neblina, municipio de San Carlos, Estado de Cundinamarca, Colombia. El sistema de manejo, asesoría, control y evaluación de riesgo de contaminación se desarrolló en la zona de la Sierra de la Neblina, municipio de San Carlos, Estado de Cundinamarca, Colombia.

[illegible]MAPA OF DRAINAGE SISTEM
MAPA DEL SISTEMA DE DESAGÜE

MAP OF DR

~~8151178-000077~~ ~~4/5/2018~~

ATTACHMENT 3



Engineering Solutions

April 4, 2018

Via Hand Delivery

Mr. Nelson Ortiz
Planning and Inspections Department
City of El Paso
811 Texas Avenue
El Paso, Texas 79901

**Re: Emerald Park Unit Four
Modification Requests
TRE No.: 1502-11528-14**

Dear Mr. Ortiz:

On behalf of Hunt Emeralds, LLC, TRE & Associates, LLC is respectfully requesting a modification from the maximum characters for a street name as follows:

- **Exception for Street Names – Maximum of Thirteen (13) Letters and Spaces**

We are asking for a modification request from the maximum characters allowed for a street name referenced in Section 19.16.040.A.2.d to allow for a character count greater than thirteen (13). This exception is being requested in order to meet a character and space count of up to twenty-one (21) letters and spaces for the proposed street names within the subdivision.

We respectfully request the above mentioned modification and exception request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Robert Romero, P.E. at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'A. Valenzuela', is written over the printed name.

Alex Valenzuela

AV:rr

Cc: TRE & Associates, LLC – File

110 Mesa Park Drive, Ste. 200 El Paso, Texas 79912 P (915) 852-9093 F (915) 629-8506
6101 W. Courtyard Drive, Bldg. One, Ste. 100 Austin, Texas 78730 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 12/07/2017

FILE NO. SUSU18-00014

SUBDIVISION NAME: EMERALD PARK UNIT FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF C.D. STEWARD SURVEY NO. 320 EL PASO COUNTY, TEXAS, CONTAINING 33.930 ACRES +/-
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>23.745</u>	<u>145</u>	Office		
Duplex			Street & Alley	<u>8.338</u>	
Apartment			Ponding & Drainage	<u>1.847</u>	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>145</u>	
Industrial			Total (Gross) Acreage	<u>33.930 +/-</u>	
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
STORM SEWER RCP SYSTEM CONVEYING RUNOFF TO RETENTION POND
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record HUNT EMEALDS, LLC 4401 NORTH MESA ST., EL PASO, TX 79912 (915) 533-1122
(Name & Address) (Zip) (Phone)
13. Developer HUNT MISSION RIDGE, LLC 4401 NORTH MESA ST., EL PASO, TX 79912 (915) 533-1122
(Name & Address) (Zip) (Phone)
14. Engineer TRE & ASSOCIATES, LLC 110 MESA PARK DRIVE, SUITE 200, EL PASO 79912 (915) 852-9093
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:

Hunt Emeralds, LLC
President
[Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Planning staff's recommendation is **APPROVAL** of Emerald Park Unit Four on a major combination basis subject to the following condition and requirement:

- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.
- Include a note on the final plat stating that a temporary turnaround easement will be provided for Emerald Sun Drive and that the temporary turnaround easement be executed and referenced on the final plat prior to recordation in order to comply with Section 19.16.020.C. of the former subdivision code.

~~Planning staff's recommendation is **PENDING** of Emerald Park Unit Four on a major combination basis, subject to the following:~~

- ~~• Submittal of revised plats addressing all red lines.~~

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - c: Release of access document, if applicable.
 - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Revise note number 19 to Lot 1.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend **Approval**, no objections to proposed plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Emerald Park Unit Four**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of **145** residential lots and does not include any "Parkland" in the form of parks, trails, and or open space; Per City Standards **a total of 1.45 acres of "Parkland"** would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

EL PASO WATER:

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

CENTRAL APPRAISAL DISTRICT:

No objections.

EL PASO COUNTY:

The additional ROW is consistent with the adjacent subdivision. It is our understanding that the extra ROW will be landscaped with a hike and bike trail within it and the Paseo Del Este MUD will be maintaining the landscaping. Therefore, we are requesting the landscape easement per the interlocal agreement between the County and PDEMUD be shown on the plat.

Address red lines on plat regarding the radius and double frontage lots.

CITY OF HORIZON:

We have the following comments:

1. It is suggested that drainage calculations for both Emerald Crystal Drive and Emerald Ranch Lane be provided as the preliminary plat indicates that runoff will be drained onto Ashford Street and will ultimately enter Horizon Boulevard which is a TXDOT facility.
2. With Ashford providing the only points of ingress and egress, there will likely be a significant impact to the amount of traffic along Ashford and at its intersection with Horizon Boulevard. The traffic signal timing may need to be adjusted to account for this and there may be additional impacts to the timing of other signals along Horizon Boulevard.